



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 12
For Meeting of 4.7.2016

ITEM TITLES: Sub Area One Update

CONTACT PERSONS: Wade R. Wagoner, AICP LEED GA, Planning and Economic Development
Director
Luke D. Parris, AICP, City Planner

SUMMARY EXPLANATION

The City has begun working on the Subarea 1 Master Plan with the following Consultant Team to update our Land Use Chapter and to flesh out Sub Area 1 with the goal of creating a main street type of development that Norwalk currently lacks. Our Team consists of :

Chris Shires, with Confluence;
Keith Marvin, with Marvin Planning Consultants;
Bob Olson, with Olsen Consultants; and,
David Bentz of Bishop Engineering.

The City and the Consultant Team held a meeting on March 24th to gather input from the public regarding the City's Comprehensive Plan and the Subarea 1 Master Plan. The meeting was structured to gather input from the public on what their preferences were for various types of architectural designs for single-family homes, commercial, etc.

The Consultant Team has started discussions with various stakeholders related to the concepts presented in the City's Comprehensive Plan for the Subarea 1. So far, discussions have centered on interest in the development of denser commercial and residential uses within Subarea 1. These discussions have been favorable and confirm that the concepts identified in the Comprehensive Plan are realistic.

The Consultant Team has also gathered some preliminary information and created a base map that includes the current plans that are related to Subarea 1. The base map is attached.

The scope of the work proposed is divided into three phases, as follows:

Phase 1: Public and Stakeholder Input

- Project Kick-Off Meeting with Steering Committee
- Joint City Council and Planning and Zoning Commission Review and Visioning Workshop
- Key Stakeholder Interviews
- Public Workshop
- Public Input Review Meeting with Steering Committee

We are currently through phase 1, and you'll find attached a record of those proceedings.



The items below will be completed in the near future; no date is set yet as the consultants are working to draft the plan.

Phase 2: Draft Plan

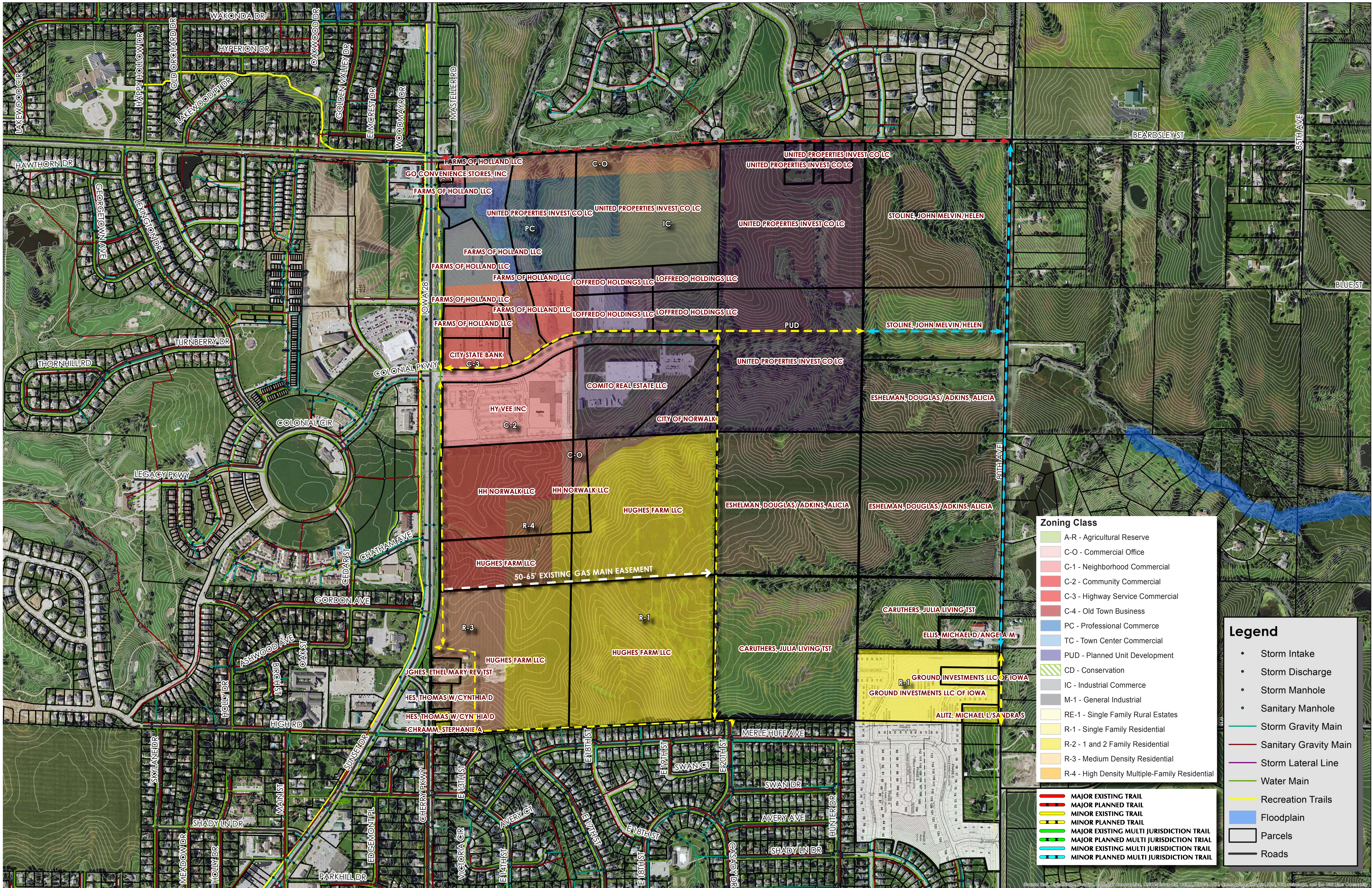
- Consultant prepares draft Master Plan including:
 1. Land Uses
 2. Building Form
 3. Transportation
 4. Utilities
 5. Implementation
- Draft submitted to staff for review, comment, and further revision
- Draft Plan Presentation and Meeting with Steering Committee
- Joint City Council and Planning and Zoning Commission Draft Review Workshop

Phase 3: Final Draft Plan

- Consultant prepares final draft Master Plan
- Planning and Zoning Commission Public Hearing
- City Council Public Hearing

____Resolution____Ordinance____Contract____Other (Specify)_____	
Funding Source:____NA_____	
APPROVED FOR SUBMITTAL	 
Planning Director and City Planner	

STAFF RECOMMENDATION: No action needed, as this is a discussion item.



Zoning Class	
	A-R - Agricultural Reserve
	C-O - Commercial Office
	C-1 - Neighborhood Commercial
	C-2 - Community Commercial
	C-3 - Highway Service Commercial
	C-4 - Old Town Business
	PC - Professional Commerce
	TC - Town Center Commercial
	PUD - Planned Unit Development
	CD - Conservation
	IC - Industrial Commerce
	M-1 - General Industrial
	RE-1 - Single Family Rural Estates
	R-1 - Single Family Residential
	R-2 - 1 and 2 Family Residential
	R-3 - Medium Density Residential
	R-4 - High Density Multiple-Family Residential

	MAJOR EXISTING TRAIL
	MAJOR PLANNED TRAIL
	MINOR EXISTING TRAIL
	MINOR PLANNED TRAIL
	MAJOR EXISTING MULTI JURISDICTION TRAIL
	MAJOR PLANNED MULTI JURISDICTION TRAIL
	MINOR EXISTING MULTI JURISDICTION TRAIL
	MINOR PLANNED MULTI JURISDICTION TRAIL

Legend	
	Storm Intake
	Storm Discharge
	Storm Manhole
	Sanitary Manhole
	Storm Gravity Main
	Sanitary Gravity Main
	Storm Lateral Line
	Water Main
	Recreation Trails
	Floodplain
	Parcels
	Roads



LAND USE PLAN UPDATE & SUB AREA 1 MASTER PLAN PUBLIC INPUT MEETING COMMENTS

Thursday, March 24th @ 5:30 P.M.
Norwalk Public Safety Building 1100 Chatham Avenue

Land Use Plan Update

- Slow growth – we are growing too fast.
- Open poll residents on future expansion.
- No industrial plants.
- Apartments lowering house values.
- No payday loans or liquor stores.
- Save land for future expansion.
- Need more retail and less focus on residential.
- Retain small-town atmosphere.
- Need a vision for the community – could this come from the P&Z and Council?
- Need to plan for growth.
- Need better transitions between single family homes and apartments.
- Don't zone high CSR (ag.) value land for high density residential.
- Why is the area west of Sub Area 3 show high density residential?
- Update plan to reflect areas already developed with single family residential.
- Why is a large area on the south side of town designated as Commercial/Industrial Flex? This is a long way from Hwy 5.
- Need to update the plan around the old golf course to reflect the current development.

Sub Area 1 Master Plan

- Old railroad right-of-way near Holland Park (along tree line east of park) is an opportunity.
- Connect development/sidewalk/safe crossing for kids on bikes to get to gas stations, Wendy's, etc.
- Sound barrier between commercial and residential (at Hwy 28 and Beardsley).
- We need open park land and a playground.
- Quite zone Hwy 28 – maybe add signage.

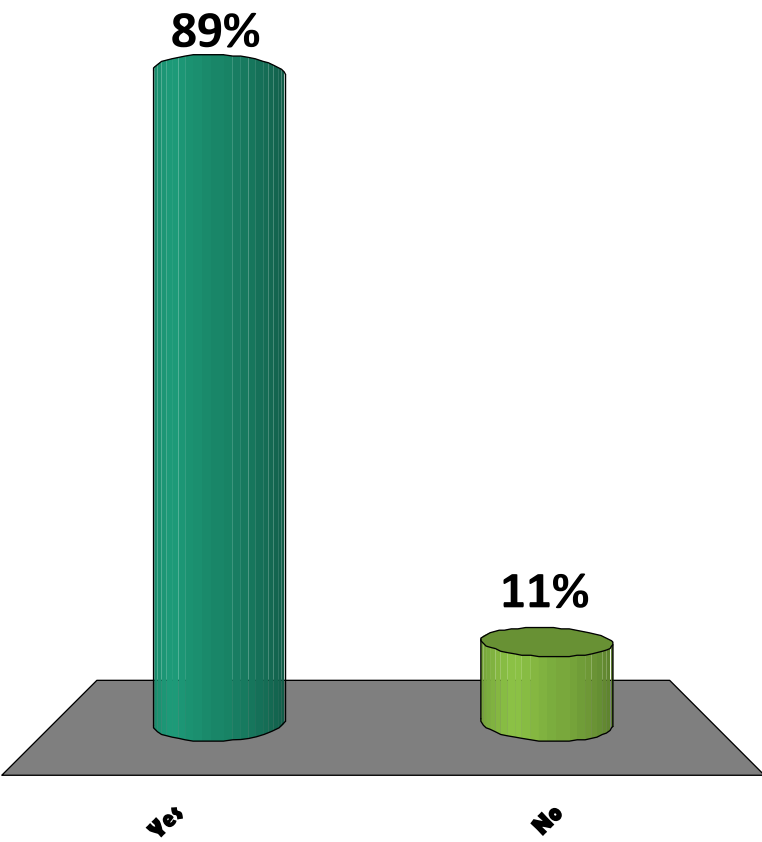
KEY PAD POLLING

General Questions



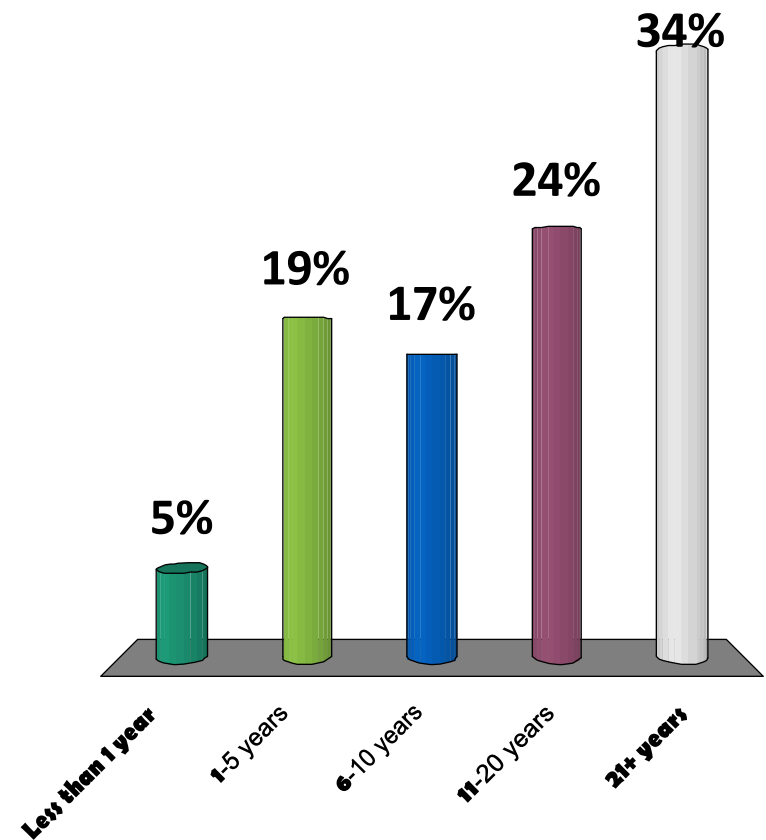
Do you live in Norwalk?

- A. Yes
- B. No



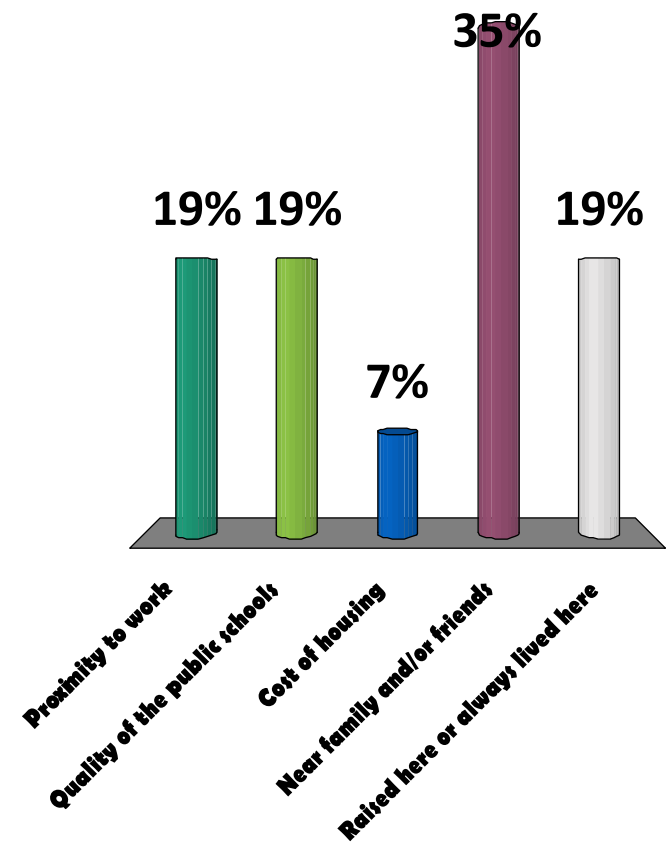
How long have you lived in Norwalk?

- A. Less than 1 year
- B. 1-5 years
- C. 6-10 years
- D. 11-20 years
- E. 21+ years



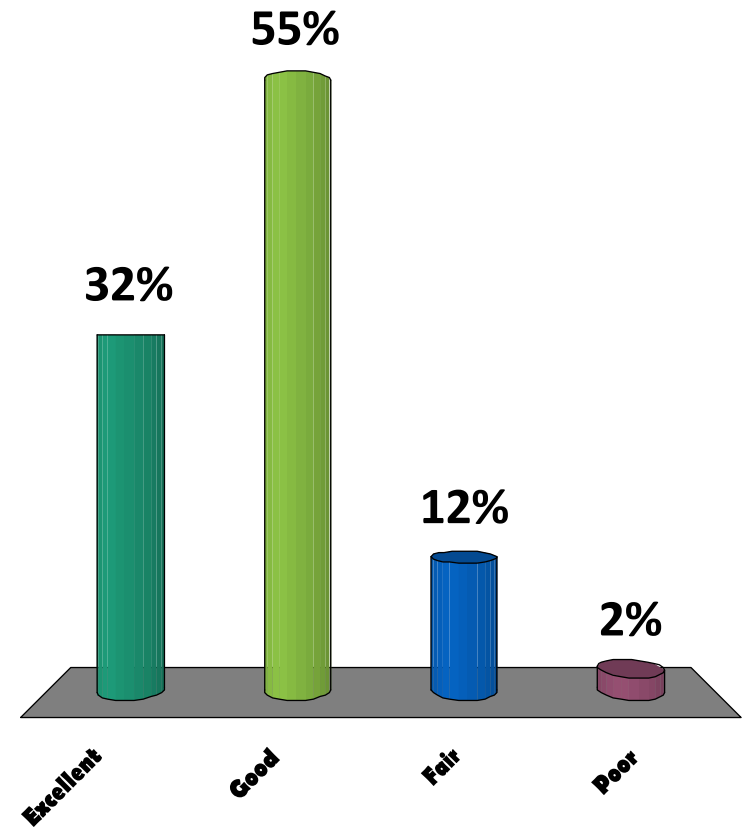
Why did you choose to live in Norwalk?

- A. Proximity to work
- B. Quality of the public schools
- C. Cost of housing
- D. Near family and/or friends
- E. Raised here or always lived here



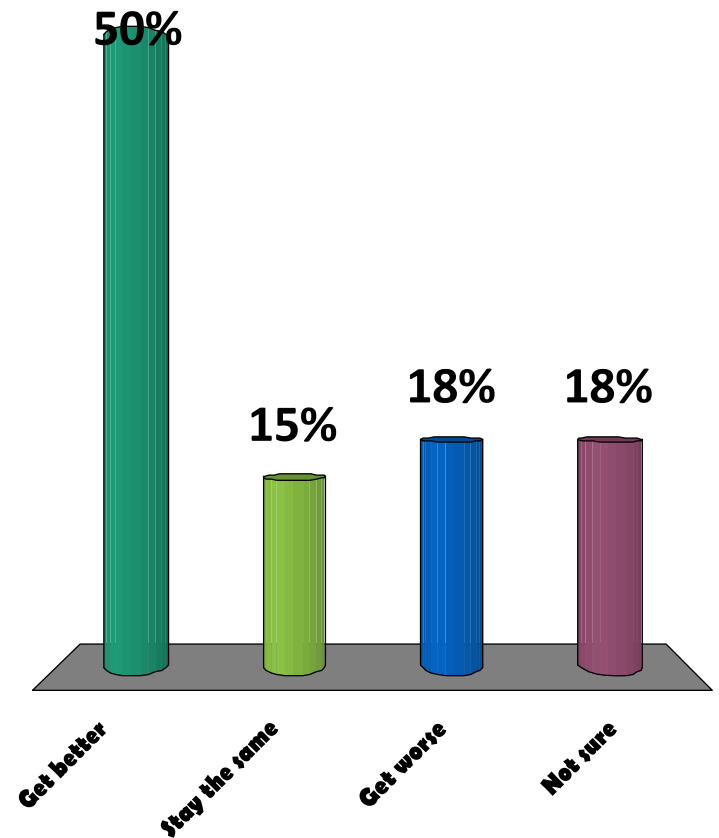
How would you rate the quality of life in Norwalk?

- A. Excellent
- B. Good
- C. Fair
- D. Poor



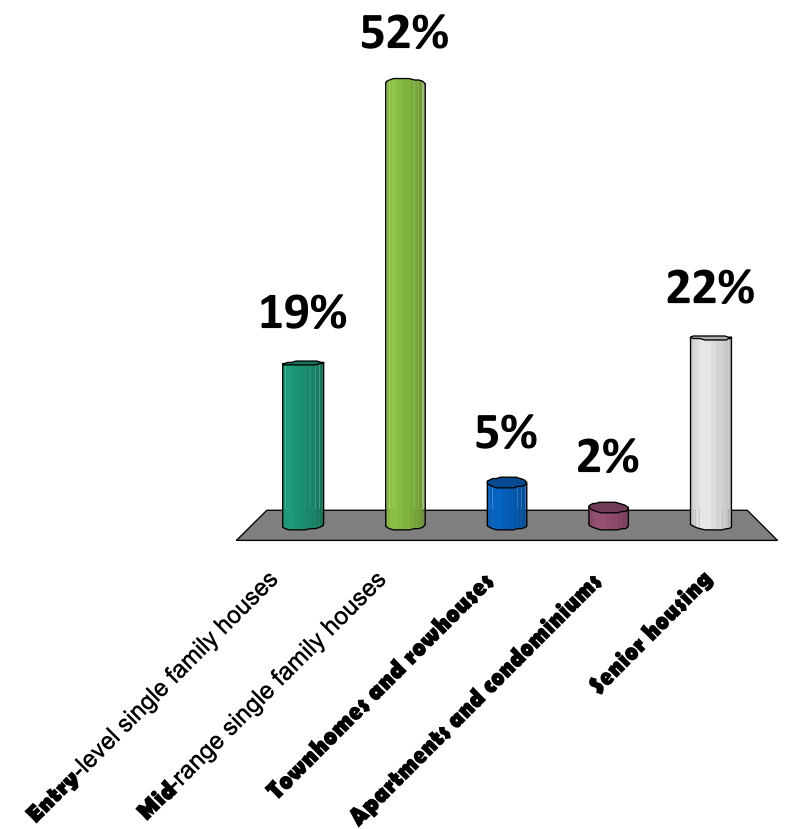
Do you expect that the quality of life in Norwalk will over time _____?

- A. Get better
- B. Stay the same
- C. Get worse
- D. Not sure



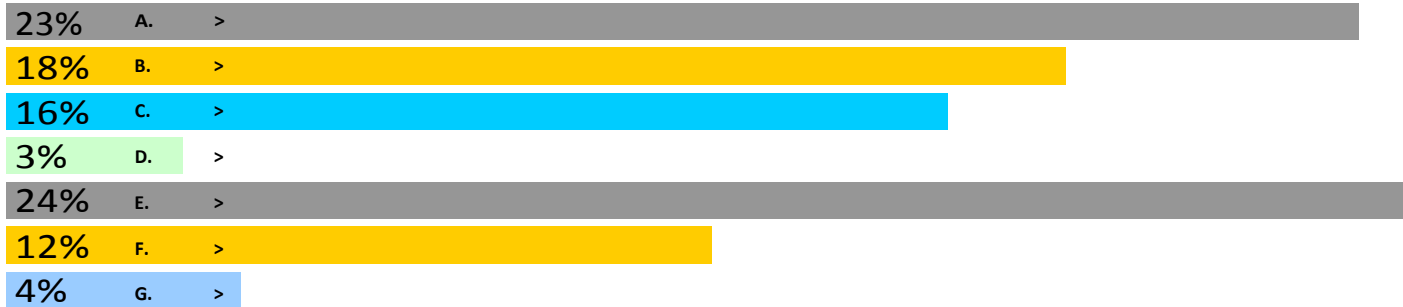
What types of housing are most needed in Norwalk?

- A. Entry-level single family houses
- B. Mid-range single family houses
- C. Townhomes and rowhouses
- D. Apartments and condominiums
- E. Senior housing



ARCHITECTURAL PREFERENCING: SINGLE-FAMILY RESIDENTIAL

PLEASE CHOOSE TWO



ARCHITECTURAL PREFERENCING: MULTI-FAMILY RESIDENTIAL



65% **A. >**

15% **B. >**

20% **C. >**



ARCHITECTURAL PREFERENCING: MULTI-FAMILY RESIDENTIAL



10% **A. >**

49% **B. >**

41% **C. >**



ARCHITECTURAL PREFERENCING: MULTI-FAMILY RESIDENTIAL



22% **A.** >

20% **B.** >

59% **C.** >



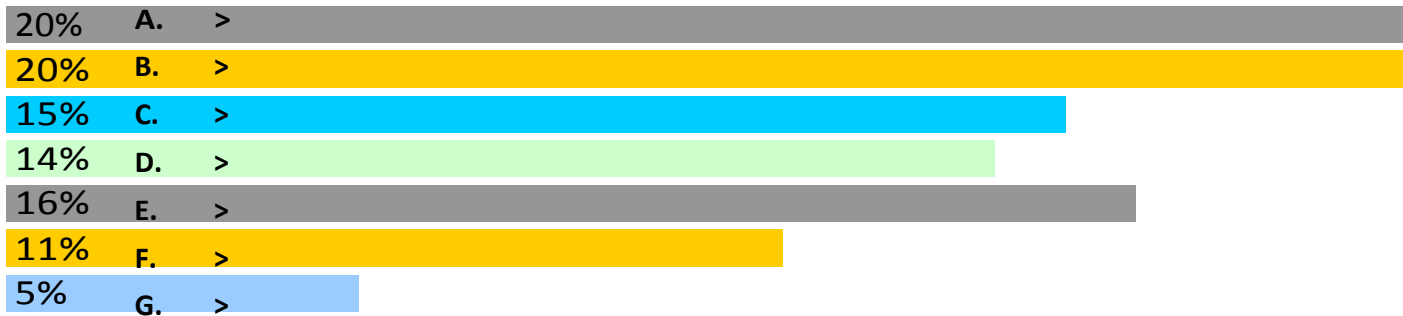
ARCHITECTURAL PREFERENCING: TOWNHOUSE/ROWHOUSE

PLEASE CHOOSE TWO



ARCHITECTURAL PREFERENCING: CIVIC BUILDINGS

PLEASE CHOOSE TWO



ARCHITECTURAL PREFERENCING: COMMERCIAL BUILDINGS

PLEASE CHOOSE TWO



ARCHITECTURAL PREFERENCING: MIXED-USE BUILDINGS

PLEASE CHOOSE TWO



5% A. >

21% B. >

5% C. >

15% D. >

4% E. >

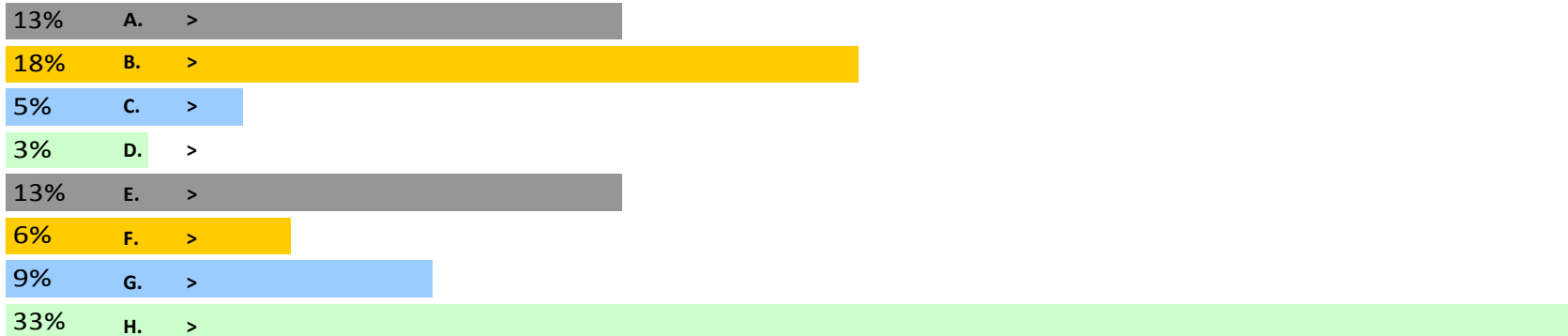
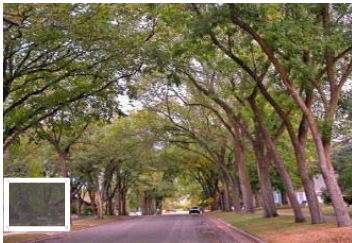
5% F. >

6% G. >

39% H. >

ARCHITECTURAL PREFERENCING: ROADWAY AESTHETICS

PLEASE CHOOSE TWO



**PLANNING AND ZONING COMMISSION
COMPREHENSIVE PLAN WORKSHOP
2-11-2016**

Call to order

The Comprehensive Plan Workshop of the Norwalk Planning and Zoning Commission was held at the Norwalk Public Safety Building, 1100 Chatham Avenue, on Thursday, February 11, 2016. The meeting was called to order at 5:35 P.M. Chairperson Chad Ross. Those present at roll call were John Fraser, Chad Ross, Judy McConnell, Donna Grant and Brandon Foldes.

Staff present included: Luke Parris, City Planner; Wade Wagoner, Planning and Economic Development Director; Marketa Oliver, City Manager; and Jim Dougherty, City Attorney; and Brandt Johnson Planning Intern

Mayor Tom Phillips was in attendance

Council present: Stephanie Riva, Ed Kuhl, David Lester,

Consultants Chris Shires and Shannon Gapp of Confluence, Keith Marvin of Marvin Planning Consultants, Bob Olson and Austin Fisher of Olson Consultants.

Hollie Askey from Warren County Economic Development Corporation.

Hank Norem from the Economic Development CIAC committee.

Approval of Agenda – 16-06

Motion by Fraser and seconded by McConnell to approve the agenda as presented. Approved 5-0.

Consultant Team Introductions: Wagoner introduced the consultants and gave a brief overview of tonight's meeting.

Future Land Use Plan Update Process: The consultants prepared a power point presentation which is on file in the Planning Department outlining the Land Use Plan Update. Wagoner gave an overview of past rezoning's that were met with strong opposition from surrounding property owners (Kruse & Old School)

Comprehensive Planning 101: Marvin gave a presentation on Comp Planning 101 which is on file in the planning department. The highlights of that presentation include:

- The importance of Comprehensive Planning, Tomorrow Plan, Iowa Smart Planning, and review of Norwalk's 2013 Comprehensive Plan.
- Discussion of Norwalk's population projections and strong economic base.

Review of the City of Norwalk's 2013 Comprehensive Plan Marvin and Shires gave an presentation on and took comments from the Commission and Council on the following:

- High Density Residential discussion – the value of density and various housing styles.
- What amenities does the community want to see?
 - Residential growth policies.
 - Controlled growth – avoid expensive infrastructure.
 - Desire to maintain the character of Norwalk.
 - Concern with current typical apartment complexes.
 - Can 50th Street be a major entry?
 - Use commercial/high density residential to screen Microsoft.
 - Flex zoning for future development.
- What areas need to be re-worked in the Land Use plan?
 - West Rural Estates (off of 50th).
 - Between Norwalk, 50th, and Cummings (Sub Area 3).
 - Concern with large areas designated with HDR / MDR.
 - Break down land use categories (refine/focus land use categories).
 - Add more defined land use policies/aesthetic standards for HDR.
 - Concern with water (Storm water management plan needed).
 - Determine locations/options for regional detention/storm water conveyance).
 - Bike/trail planning as part of the comprehensive plan – future subdivision ordinance. Relate to parkland dedication for future developments.
 - Identify neighborhoods to promote a sense of community ownership.
 - Concern with the size/scale of current apartments being proposed – Can we regulate with zoning?
 - Can we create separate land use designations to separate apartments, townhouses, senior housing, etc. – Set a % standard.
- Thoughts on Sub Area 3?
 - Potential to be a future node – Still viable (add open/public space)
 - Add density and retail.
 - History of concern with apartments near existing single family residential.
 - Refine high density residential locations to be more targeted.

Sub-Area 1 Master Plan Process Update Shires gave a presentation on Sub Area 1 which is on file in the planning department. Highlights of the presentation and comments received are as follows:

- What should be considered for Sub Area 1?
 - Not a line of box retail along highway 28 – will not keep the character of Norwalk.
 - Not Merle Hay Rd – Size limitations of any boxes.
 - A main street/town center – Center of the community gateway.
 - Pedestrian mall with parking on the outside.
 - Professional office space – with retail / restaurants to support.
 - Schools and parks – with good traffic flow.
 - Have a small town Iowa feel and be walkable.
 - Have smaller mixed-use options.
 - Needs to be economically viable/sustainable – be built in phases.

Next Steps:

The next steps will be to hold a public workshop (not a public hearing, those will follow later, but a meeting where the public is invited to give feedback, P&Z and council will be invited as well) on March 24, 2016 at 5:30 p.m. at the public safety building followed by a meeting of the Steering Committee (City Staff, Stephanie Riva, Mayor, P&Z representative) on the morning of March 25.

Adjournment – 16-07

Motion by McConnell and seconded by Grant to adjourn at 7:34 P.M.

Approved 5-0.

Chad Ross, Chairperson

Luke Parris, City Planner